THIRD READING SUMMARY SHEET

CASE: C814-2012-0152.03 – Pilot Knob PUD – DISTRICT: Contiguous to District 2
3rd Amendment

ADDRESS: 7620 FM Road 1625, 8009 and 8047 Sassman Road, and two parcels near Thaxton Road and south of Sassman Road

PROPERTY OWNER: Carma Easton, LLC (AJ Zorn)

AGENT: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)

CASE MANAGER: Wendy Rhoades (512-974-7719, wendy.rhoades@austintexas.gov)

REQUEST: Approve Third Reading
From unzoned
To planned unit development (PUD)

CITY COUNCIL ACTION:
December 9, 2021:

December 2, 2021: APPROVED AN AMENDMENT TO THE PUD AS ON FIRST READING, ON SECOND READING. VOTE: 10-0, COUNCIL MEMBER CASAR WAS OFF THE DAIS.

November 18, 2021: APPROVED AN AMENDMENT TO THE PUD AS THE PLANNING COMMISSION RECOMMENDED, ON FIRST READING. VOTE: 11-0.

ORDINANCE NUMBER:

ISSUES:
The ordinance reflects Council action taken on First and Second Readings.

The subject five tracts proposed to be added to the PUD will also be annexed for limited purpose jurisdiction, with Council consideration on December 2, 2021 (C7L-2021-0001). The total area of the tracts is 242.508 acres and revises the Pilot Knob PUD zoning area to 2,625.271 acres.
ZONING CHANGE REVIEW SHEET

CASE:  C814-2012-0152.03 – Pilot Knob PUD       DISTRICT:  Contiguous to District 2

ZONING FROM:  Unzoned          TO:  PUD

ADDRESS:  7620 FM Road 1625, 8009 and 8047 Sassman Road, and two parcels near Thaxton Road and south of Sassman Road

SITE AREA:  Five tracts totaling 242.508 acres

PROPERTY OWNER:  Carma Easton, LLC (AJ Zorn)

AGENT:  Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)

CASE MANAGER:  Wendy Rhoades (512-974-7719, wendy.rhoades@austintexas.gov)

STAFF RECOMMENDATION:

The Staff recommendation is to grant planned unit development (PUD) district zoning for the five tracts as outlined in the redlined draft PUD amendment ordinance, and as shown in Exhibit C – the revised Land Use Plan and Density Table, and supporting Exhibits D, J, L, M, O, P, P-1, R and U.  For a summary of the basis of Staff’s recommendation, see pages 2 and 3.

PLANNING COMMISSION ACTION:

September 28, 2021:  APPROVED AN AMENDMENT TO THE PUD AS STAFF RECOMMENDED, BY CONSENT

[A. AZHAR; R. SCHNEIDER – 2ND] (10-0) S. PRAXIS – NOT PRESENT FOR PASSAGE OF THE CONSENT AGENDA; G. COX, J. SHIEH – ABSENT

CITY COUNCIL ACTION:

December 9, 2021:

December 2, 2021:  APPROVED AN AMENDMENT TO THE PUD AS ON FIRST READING, ON SECOND READING.  VOTE:  10-0, COUNCIL MEMBER CASAR WAS OFF THE DAIS.

November 18, 2021:  APPROVED AN AMENDMENT TO THE PUD AS THE PLANNING COMMISSION RECOMMENDED, ON FIRST READING.  VOTE:  11-0.

ORDINANCE NUMBER:

ISSUES:

The ordinance reflects Council action taken on First and Second Readings.
The subject five tracts proposed to be added to the PUD will also be annexed for limited purpose jurisdiction, with Council consideration on December 2, 2021 (C7L-2021-0001). The total area of the tracts is 242.508 acres and revises the Pilot Knob PUD to 2,625.271 acres.

EXHIBITS AND ATTACHMENTS TO THE STAFF REPORT:

Exhibits A and A-1: Zoning Map and Aerial
Applicant’s Summary Letter and Redlined, draft PUD Amendment Ordinance

Revised Exhibits to the PUD:
- Exhibit C: Land Use Plan and Density Table
- Exhibit D: Conceptual Parks and Open Space Plan
- Exhibit J: Critical Water Quality Zone Transfers
- Exhibit L: Proposed Waterway Crossings
- Exhibit M: Wetland Transfer Exhibit
- Exhibit O: Cut / Fill Exhibit
- Exhibit P: Impervious Cover Map
- Exhibit P-1: Impervious Cover Table
- Exhibit R: Conceptual Public Art Master Plan
- Exhibit U: Project Area

CASE MANAGER COMMENTS:

The proposed amendment to the Pilot Knob Planned Unit Development (PUD) consists of five undeveloped, unzoned and non-contiguous tracts that are adjacent to the PUD and have access to Sassman Road on the north, Sassman Road and FM 1625 Road to the east, Wende Road on the south and Thaxton Road on the west. These five parcels are currently within unincorporated Travis County and proposed for annexation and establishment of initial permanent zoning, thus bringing them into the PUD. Please refer to Exhibits A (Zoning Map), and A-1 (Aerial View).

The proposed amendment would add approximately 215 acres to the Mixed Residential area, and 27.5 acres to the Open Space area to the PUD for a revised total of 2,625.271 acres. The 65% average impervious cover in the PUD will not change. As information, the Mixed Residential area is intended to provide a mix of single family residential types, multifamily, neighborhood-serving commercial uses, and civic uses. The Open Space area includes greenways, trails, parks and recreation areas with civic and limited commercial uses, interspersed throughout the project area.

Staff and the Applicant agreed that in order to keep the development’s Environmental Resource Inventory up to date, the following note should be added to Part 6. Environmental of the 2016 PUD ordinance:
“For proposed development located on a tract described in Section 25-8-121 (Environmental Resource Inventory Requirement) and which is outside the original Environmental Assessment boundary shown on Exhibit 5 of the Environmental Assessment dated October 15, 2012, and prepared by Jacobs Engineering, an Environmental Resource Inventory (ERI) will be provided.

The Applicant can use the process outlined in Exhibit N (Wetlands Transferring and Receiving Restrictive Covenant form) and track transfers on Exhibit M (Wetland Transfer Exhibit) without requiring a PUD Amendment.”

BASIS OF STAFF RECOMMENDATION:
1. The proposed zoning should be consistent with the purpose statement of the district sought.

Per the Land Development Code, PUD district zoning was established to implement goals of preserving the natural environment, encouraging high quality, sustainable development and innovative design, and ensuring adequate public facilities and services. The City Council intends PUD district zoning to produce development that achieves these goals to a greater degree than and thus is superior to development which could occur under conventional zoning and subdivision regulations. The PUD provides a canvas for the design of a large scale project, with the end goal to allow flexibility, and also inform and communicate the possibilities for development. Additional effort is required by all parties to ensure that development standards are clear and municipal and citizen needs are addressed. The PUD ordinance and related exhibits are key because once approved, they provide the regulations under which the project will be built, which provides certainty for developers and their agents.

2. Zoning changes should promote an orderly relationship among land uses.

The original PUD ordinance acknowledged the addition of land area to the PUD zoning boundary that is located within the larger Project Area. The Project Area boundary includes the five Pilot Knob Municipal Utility Districts and adjacent tracts. Part 12. B.3. of the PUD ordinance modifies Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.1 (Compliance Required) to allow for additional land area that is located within the Project Area to be amended into the Pilot Knob PUD without having to demonstrate additional compliance and superiority. All five tracts were within the Project Area boundary shown in the approved 2016 PUD ordinance, and thus are eligible to be brought into the PUD with nearly the same set of conditions. Tract I is within the boundaries of MUD No. 1, Tracts J, L and M are within MUD No. 4, and Tract K is in MUD No. 5.

EXISTING ZONING AND LAND USES:

<table>
<thead>
<tr>
<th>Sites</th>
<th>ZONING</th>
<th>LAND USES</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>PUD; County</td>
<td>Mostly undeveloped; Commercial; Industrial</td>
</tr>
<tr>
<td>South</td>
<td>County</td>
<td>Mostly undeveloped; Residences on large tracts</td>
</tr>
<tr>
<td>East</td>
<td>PUD; County</td>
<td>Undeveloped; Floodplain</td>
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<tr>
<td>-------</td>
<td>------------------</td>
<td>-------------------------</td>
</tr>
<tr>
<td>West</td>
<td>County</td>
<td>Undeveloped; Residential; Agricultural; Limited amount of commercial</td>
</tr>
</tbody>
</table>

MUNICIPAL UTILITY DISTRICT: Pilot Knob MUD Nos. 1 through 5

TIA: Completed with C814-2012-0152 in September 2015

WATERSHEDS: North Fork Dry Creek; South Fork Dry Creek; Cottonmouth Creek; Marble Creek Watersheds – Suburban

CAPITOL VIEW CORRIDOR: No   SCENIC ROADWAY: No

SCHOOLS: The property is within the Del Valle Independent School District.
Creedmoor Elementary School  Ojeda Middle School  Del Valle High School

COMMUNITY REGISTRY LIST:

511 – Austin Neighborhoods Council  627 – Onion Creek Homeowners Assoc.
774 – Del Valle Independent School District  1005 – Elroy Neighborhood Association
1195 – Imperial Neighborhood Association
1228 – Sierra Group, Austin Regional Group  1258 – Del Valle Community Coalition
1408 – Go Austin Vamos Austin  78744  1441 – Dove Springs Proud
1530 – Friends of Austin Neighborhoods  1550 – Homeless Neighborhood Association
1745 – Easton Park Master Community  1774 – Austin Lost and Found Pets

AREA CASE HISTORIES:

There are no recent cases in the vicinity.

RELATED CASES:

The City annexed the original Pilot Knob PUD area for limited purposes in June 2012 and an interim-rural residential (I-RR) zoning designation was assigned to the area (C7L-2012-004). The subject five tracts that are proposed to be added to the PUD will be annexed for limited purpose jurisdiction, with Council consideration on December 2, 2021 (C7L-2021-0001). Full purpose annexation will occur in accordance with the terms of the Strategic Partnership Agreement between the City and Pilot Knob MUD No. 1 through 5. The Agreement states full purpose annexation shall occur no later than December 31, 2047.

A Development Assessment for Pilot Knob PUD was submitted on January 31, 2012 and in accordance with the revised regulations for PUDs, a briefing was presented to Council on June 28, 2012 (CD-2012-0001). On December 5, 2012, the Applicant made a formal application for PUD zoning and Council approval occurred on December 17, 2015. On November 10, 2016, Council approved an ordinance amendment to revise Part 8. the Affordable Housing Program and Exhibit V, the Affordable Housing Restrictive Covenant Form. On March 2, 2017, Council approved a corrective ordinance to update certain exhibits
contained in the November 10, 2016 ordinance which were outdated at the time of ordinance adoption.

On January 31, 2019, Council approved an amendment to the PUD to add seven tracts totaling 165.902 acres and 800 additional dwelling units to the Mixed Residential area, and 40 acres to the Open Space area to the PUD for a revised total of 2,382.88 acres (C814-2012-0152.02 – Pilot Knob PUD – 2nd Amendment). The 65% average impervious cover in the PUD did not change.

OTHER STAFF COMMENTS:

Comprehensive Planning

Pilot Knob is a planned community designed to be a walkable, mixed use residential community with a Town Center and Employment Center focused on the US 183 frontage road. The proposed project calls for over 10,000 dwelling units and millions of square feet of civic, commercial, and industrial space. This project is not located within the boundaries of a neighborhood planning area and is in a Limited Purpose District. The property is located partially within the boundaries of the Carma Town Center and bisected by the Slaughter Lane and William Cannon Activity Corridors. This zoning case is bounded by future expansion of William Cannon Drive to the north, McKinney Fall Parkway and Thaxton Road to the west, and US 183 and FM 1625 to the east. The southern boundary of this project is not defined by a road edge but the planning area of this project extends one mile to the south of future expansion of Slaughter Lane, when once completed, will bisect the site. The purpose of the Amendment 3 is to add five additional tracts of land totaling 242.508 acres, which will be an increase in the land area of the Pilot Knob PUD from 2,382.763 acres to 2,625.271 acres.

Connectivity

The project area is surrounded by undeveloped land, houses and small businesses along narrow rural roads that do not have public sidewalks, bike lanes or public transit stops. The mobility and connectivity options in the area are below average.

Imagine Austin

The Imagine Austin Comprehensive Plan identifies the larger project area as partially within the boundaries of a Town Center and bisected by the William Cannon and Slaughter Lane Activity Corridors. Town Centers are the mid-sized of the three activity centers outlined in the Growth Concept Map. It is less urban than a regional center, but more dense than a neighborhood center. These centers will have a variety of housing types and a range of employers with regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. Like many Imagine Austin Centers, this center is represented by a circle or globular shape that reflects the general location where the center should be located in the future. The center’s actual boundaries would need to be clarified through a small area planning process. Regional, town, and neighborhood centers are supposed to be walkable, bikable, and supported by transit.
The following Imagine Austin policies are applicable to this case:

- **LUT P1.** Align land use and transportation planning and decision-making to achieve a compact and connected city in line with the growth concept map.

- **LUT P3.** Promote development in compact centers, communities, or along corridors that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.

- **LUT P5.** Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.

- **HN P10.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

Based on the property being located within and adjoining a Town Center and along two Activity Corridors, and the Imagine Austin policies referenced above that supports additional housing and mixed use, but the lack of mobility and connectivity options in the area, the project only partially supports the policies of the Imagine Austin Comprehensive Plan.

**Drainage**

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City’s Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

**Austin Water Utility**

No comments on PUD amendment. Portions of the added acreage not within the boundaries of Creedmoor-Maha Water Supply Corporation will have to be released for Austin Water to serve these tracts.

**INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:**

A: Zoning Map  
A-1: Aerial Map  
Applicant’s Correspondence  
Redlined PUD Zoning Ordinance and Exhibits
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or
Pilot Knob PUD - 3rd Amendment

ZONING CASE#: C814-2012-0152.03
LOCATION: 7620 FM 1625 Rd, 8009 and 8457 Sassman Rd, and Thaxton Rd
SUBJECT AREA: 242.508 Acres
GRID: J10, J11, K10, K11
MANAGER: Wendy Rhoades

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.
January 8, 2021

Wendy Rhoades  
City of Austin  
Housing and Planning Department  
1000 E. 11th Street  
Austin, Texas 78702

Re: Pilot Knob Planned Unit Development (PUD) 3rd Amendment Application (C814-2012-0152.03) (the "Application")

Dear Ms. Rhoades:

This firm represents and this letter is submitted on behalf of the applicant for the above referenced Application. The purpose of the amendment is to add additional land within the project area as shown on the Pilot Knob PUD Land Use Plan. There are a total of 5 tracts totaling 242.508 acres that is proposed to be added to the Pilot Knob PUD, which will be an increase in the land area from 2,382.763 acres to 2,625.271 acres. See attached chart below for a list of the tracts being added to the PUD and their legal description. The tracts are located in the City of Austin 2-mile ETJ. Annexation of these tracts into the City of Austin Limited Purpose will run concurrently with this Application. This Application does not propose to modify existing conditions of the Pilot Knob PUD. The following items are included with this Application:

- Field notes and deeds for each of the 5 tracts to define the footprint of the PUD Amendment request.
- Redline copy of the approved Pilot Knob PUD Ordinance.
- Revised Exhibits C, D, J, L, M, O, P, P-1 and R to the approved Pilot Knob PUD Ordinance to include the new tracts.
- Overall parkland dedication tracking table updated to include the new tracts being added.

A Traffic Impact Analysis (TIA) has been waived for this Application. The TIA Determination signed by Amber Hutchens on January 7, 2017 is included in the submittal package.
It should be noted that the Pilot Knob PUD Ordinance No. 20161110-032 modified the City of Austin Code to allow additional land area, that is located within the Project Area as depicted in Exhibit U, to be amended into the Pilot Knob PUD without having to demonstrate additional compliance and superiority.

Thank you in advance for your time and consideration of this PUD Amendment request. If you have any questions or need additional information, please do not hesitate to contact me at (512) 435-2300.

Respectfully,

Richard Suttle

Attachments

cc:    Matthew McCafferty, Brookfield Properties  
       AJ Zorn, Brookfield Properties  
       Jewels Cain, Armbrust & Brown, PLLC
Deed Reference of Deed Conveying the Property to the Present Owner(s):

<table>
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<th>Tract as Shown on Location Map</th>
<th>Owner</th>
<th>Legal Description/ TCAD ID</th>
<th>Address</th>
<th>Deed Instrument Number</th>
<th>Acres</th>
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<td>I</td>
<td>CARMA EASTON LLC</td>
<td>ABS 24 DELVALLE S/ 0339110112</td>
<td>7620 FM RD 1625</td>
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<td>K</td>
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<td>Parcel 1: 56.135 Parcel 2: 77.22 Total: 133.355</td>
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ORDINANCE NO. 20190131-063

AN ORDINANCE AMENDING ORDINANCE NO. 20151217-080 FOR THE PROJECT KNOWN AS PILOT KNOB PUD ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCALLY KNOWN AS 7612, 7725, 7901, AND 8100 ½ COLTON BLUFF SPRINGS ROAD; 7600, 7604, 7608, 7612, 7700, 7704, AND 7708 HILLOCK TERRACE; 8321 THAXTON ROAD; AND 8100 SASSMAN ROAD; AND CHANGING THE ZONING MAP FROM UNZONED (UNZ) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Pilot Knob Planned Unit Development ("Pilot Knob PUD") is comprised of approximately 2,216.978 acres of land located generally east and southeast of the intersection of East Will.i.am Street and McKinney Falls Parkway, and west of South U.S. Highway 183 and Farm to Market 1625 Road, and more particularly described by metes and bounds in the land use plan incorporated into Ordinance No. 20151217-080.

PART 2. Pilot Knob PUD was approved December 17, 2015, under Ordinance No. 201512-17-080 (the "Original Ordinance"), and amended under Ordinance No. 20161110-032 and Ordinance No. 20170302-014.

PART 3. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from unzoned (UNZ) district to planned unit development (PUD) district on the property described in Zoning Case No. C814-2012-0152.02, on file at the Planning and Zoning Department, as follows:

Tract B:
1.004 acres of land (approximately 43,717 sq. ft.) in the Santiago Del Valle Grant, Abstract No. 24, Travis County, Texas, said 1.004 acre tract being more particularly described by metes and bounds incorporated into this ordinance, and

Tract C:
5.657 acres of land in the Santiago Del Valle Grant, Abstract No. 24, Travis County, Texas, said 5.657 acre tract being more particularly described by metes and bounds incorporated into this ordinance, and

Tract D:
4.133 acres of land (approximately 180,032 sq. ft.) in the Santiago Del Valle Grant, Abstract No. 24, Travis County, Texas, said 4.133 acre tract being more particularly described by metes and bounds incorporated into this ordinance, and

Add Tracts I - M:
- Tract I: 1.099 acres
- Tract J: 80.807 acres
- Tract K: 2.5 acres
- Tract L: 24.747 acres
- Tract M: 133.355 acres
Tract E:
0.485 acres of land (approximately 21,115 sq. ft.) in the Santiago Del Valle Grant, Abstract No. 24, Travis County, Texas, said 0.485 acre tract being more particularly described by metes and bounds incorporated into this ordinance, and

Tract F:
133.849 acres of land in the Santiago Del Valle Grant, Abstract No. 24, Travis County, Texas, said 133.849 acre tract being more particularly described by metes and bounds incorporated into this ordinance, and

Tract G:
20.041 acres of land in the Santiago Del Valle Grant, Abstract No. 24, Travis County, Texas, said 20.041 acre tract being more particularly described by metes and bounds incorporated into this ordinance, and

Tract H:
0.622 acres of land (approximately 27,101 sq. ft.) in the Santiago Del Valle Grant, Abstract No. 24, Travis County, Texas, said 0.622 acre tract being more particularly described by metes and bounds incorporated into this ordinance collectively referred to as Exhibit “A” (the Property),

locally known as 7612, 7725, 7901 and 8100 1/2 Colton Bluff Springs Road; 7600, 7604, 7608, 7612, 7700, 7704 and 7708 Hillock Terrace; 8321 Thaxton Road; 8100 Sassman Road, in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit “B”.

PART 4. This ordinance, together with the attached Exhibits, constitutes the amended land use plan for the Pilot Knob PUD and amends the Original Ordinance. The Pilot Knob PUD shall conform to the permitted uses and development standards and criteria, limitations and conditions set forth in the ordinance and the land use plan, as amended, on record in the Planning and Zoning Department in File No. C814-2012-0052.02. If this ordinance and the attached exhibits conflict, the ordinance applies.

PART 5. The attached exhibits are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. The exhibits are as follows:

Exhibit A: Legal Description of the seven tracts added to the Pilot Knob PUD
Exhibit B: Zoning Map
Exhibit C: Land Use Plan and Density Table
Exhibit D. Conceptual Parks and Open Space Plan
Exhibit J. Critical Water Quality Zone Transfers
Exhibit L. Proposed Waterway Crossings
Exhibit M. Wetland Transfer Exhibit
Exhibit O. Cut / Fill Exhibit
Exhibit P. Impervious Cover Map
Exhibit R. Conceptual Public Art Master Plan
Exhibit U. Project Area

PART 6. Except as otherwise provided for in this ordinance, the terms and conditions of Ordinance No. 20151217-080, as amended, remain in effect.

PART 7. This ordinance takes effect on February 11, 2019.

PASSED AND APPROVED

January 31, 2019

Steve Adler
Mayor

Anne L. Morgan
City Attorney

Jannette S. Goodall
City Clerk

The following note is being added to Ordinance No. 20161110-032:
Part 6. Environmental
(L) For proposed development located on a tract described in Section 25-8-121 (Environmental Resource Inventory Requirement) and which is outside the original Environmental Assessment boundary shown on Exhibit 5 of the Environmental Assessment dated October 15, 2012, and prepared by Jacobs Engineering, an Environmental Resource Inventory (ERI) will be provided.
The Applicant can use the process outlined in Exhibit N and track transfers on Exhibit M without requiring a PUD Amendment.
# LEGEND

- **EXISTING ROADS TO REMAIN**
- **EXISTING ROAD TO BE REALIGNED**
- **FUTURE ROADS (SUBJECT TO CHANGE)**
- **FUTURE TRAIL CONNECTIONS**
- **"PROJECT AREA" PLANNING BOUNDARY**
- **PUD BOUNDARY**
- **POTENTIAL SCHOOL LOCATION**
  (SUBJECT TO CHANGE)
- **POTENTIAL FIRE STATION LOCATION**
  (SUBJECT TO CHANGE)
- **EXISTING CELL TOWER**
- **POTENTIAL TRANSIT FACILITY**
  (SUBJECT TO CHANGE; ONLY ONE LOCATION REQUIRED)

<table>
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<tr>
<th>PROPOSED LAND USE AREAS</th>
<th>APPROXIMATE ACREAGE</th>
<th>PROPOSED MAXIMUM DENSITY</th>
<th>PROPOSED PERMITTED USES</th>
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<tr>
<td>MR – MIXED RESIDENTIAL</td>
<td>~ 1,740 AC</td>
<td>UP TO: 9,000 DUs; 550,000 SF CIVIC/COMMERCIAL</td>
<td>MIX OF SINGLE FAMILY RESIDENTIAL (DETACHED &amp; ATTACHED), MULTI–FAMILY RESIDENTIAL, NEIGHBORHOOD–SERVING COMMERCIAL AND CIVIC USES</td>
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<td>EC – EMPLOYMENT CENTER</td>
<td>~ 90 AC</td>
<td>UP TO: 1,500 DUs; 750,000 SF CIVIC/COMMERCIAL/INDUSTRIAL</td>
<td>MIX OF EMPLOYMENT, CIVIC, COMMERCIAL AND MULTI–FAMILY RESIDENTIAL USES, LIGHT INDUSTRIAL, HOTEL, COMMERCIAL</td>
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<td>TC – TOWN CENTER</td>
<td>~ 200 AC</td>
<td>UP TO: 3,500 DUs; 4,000,000 SF CIVIC/COMMERCIAL</td>
<td>MIX OF COMMERCIAL, CIVIC, MULTI–FAMILY AND ATTACHED SINGLE FAMILY RESIDENTIAL USES AT AN URBAN DENSITY, HOTEL</td>
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<td>OS – OPEN SPACE</td>
<td>~ 427.5 AC</td>
<td>UP TO: 50,000 SF CIVIC/COMMERCIAL</td>
<td>GREENWAYS, TRAILS, PARKS AND RECREATIONAL AREAS, WITH CIVIC AND LIMITED COMMERCIAL USES PERMITTED</td>
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</table>

**NOTES:**

1. A FIRE STATION SITE WILL BE DONATED TO THE CITY OF AUSTIN WITHIN THE PUD, AS DESCRIBED IN EXHIBIT E OF THE PILOT KNOB MUD CONSENT AGREEMENT.
2. THE ONLY EXISTING ROADS WITHIN THE PROJECT AREA ARE COLTON BLUFF SPRINGS ROAD, SASSMAN ROAD AND FM 1625.
3. A 10–ACRE INTERMODAL TRANSIT STATION WILL BE LOCATED ALONG SLAUGHTER LANE IN OR NEAR THE TOWN CENTER (TC) AREA.
4. OPEN SPACE BOUNDARIES AND ROADWAY ALIGNMENTS ARE SUBJECT TO CHANGE AND WILL BE FINALIZED AT FINAL PLAT.
5. SO LONG AS USES ARE PERMITTED IN A LAND USE AREA, RESIDENTIAL MAXIMUM ALLOWABLE DENSITIES MAY BE TRANSFERRED FROM ONE LAND USE AREA TO ANOTHER PROVIDED THAT THE OVERALL PUD MAXIMUMS ARE NOT EXCEEDED.

---

**EXHIBIT C**

**LAND USE PLAN & DENSITY TABLE**

**PILOT KNOB PUD**

**AUSTIN, TRAVIS COUNTY, TEXAS**

**REVISED:**
PUD BOUNDARY

TRAIL / MEANDERING SIDEWALK

TRAIL CONNECTIVITY TO BE PROVIDED

OPEN SPACE AND PARKLAND

WETLAND/PONDS

CONSENT AGREEMENT REQUIREMENTS

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<td>Developed Pocket Parks</td>
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<td>Gated Parks¹</td>
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<tr>
<td><strong>Total greenbelt parkland/developed pocket park/gated park</strong></td>
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</tbody>
</table>

¹ No more than 40 acres of the 100 acres of Parkland required by the Consent Agreement may be gated.

NOTE: ADDITIONAL PARKLAND WILL BE IDENTIFIED AT THE TIME OF SUBDIVISION PROCESSING AND WILL BE PROVIDED IN ACCORDANCE WITH THE CALCULATION ON EXHIBIT D, NOTES.

EXHIBIT D

CONCEPTUAL PARKS AND OPEN SPACE PLAN

PILOT KNOB PUD

AUSTIN, TRAVIS COUNTY, TEXAS

REVISED: ________
EXHIBIT J
CRITICAL WATER QUALITY ZONE TRANSFERS
PILOT KNOB PUD
AUSTIN, TRAVIS COUNTY, TEXAS

REVISED: _____

TOTAL BUFFER ZONE EQUIVALENTS, LF

<table>
<thead>
<tr>
<th>DOC. #</th>
<th>TRANSFERRED</th>
<th>RECEIVED</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014135937</td>
<td>1925</td>
<td>1925</td>
</tr>
</tbody>
</table>

LEGEND

- AREA NOT INCLUDED IN PUD
- CRWQZ: CRITICAL WATER QUALITY ZONE FOR MAJOR AND INTERMEDIATE WATERWAYS
- CRWQI: CRITICAL WATER QUALITY ZONE FOR MINOR WATERWAYS, DA & 34-200 AC
- PUD BOUNDARY
- ICU: IN FLOODPLAIN
- TRIBUTARIES
- TRANSFERRING TRACT
- RECEIVING TRACT

Revised to reflect the 5 tracts being added to the PUD. Areas in gray remain in the ETJ or are not in the PUD.
PROPOSED WATERWAY CROSSINGS
PILOT KNOB PUD
AUSTIN, TRAVIS COUNTY, TEXAS
Revised to reflect the 5 tracts being added to the PUD. Areas shaded in light gray are in the ETJ or not in the PUD.
Revised to reflect the 5 tracts being added to the PUD. Areas shaded in gray are in the ETJ or not in the PUD.
Revised to reflect the 5 tracts being added to the PUD. Areas in white remain in the ETJ or are not in the PUD.

EXHIBIT P

IMPERVIOUS COVER MAP

PILOT KNOB PUD

AUSTIN, TRAVIS COUNTY, TEXAS
Revised to reflect the 5 tracts being added to the PUD.

### 1. CENTERS DEVELOPMENT - IMPERVIOUS COVER

<table>
<thead>
<tr>
<th>Location</th>
<th>Area, ac.</th>
<th>IC, %</th>
<th>IC, ac.</th>
</tr>
</thead>
<tbody>
<tr>
<td>MUD 1 North</td>
<td>58</td>
<td>95%</td>
<td>55.10</td>
</tr>
<tr>
<td>MUD 1 South</td>
<td>213</td>
<td>95%</td>
<td>202.35</td>
</tr>
<tr>
<td>EC</td>
<td>43</td>
<td>95%</td>
<td>40.85</td>
</tr>
<tr>
<td><strong>Centers Subtotal</strong></td>
<td><strong>314</strong></td>
<td></td>
<td><strong>298.3</strong></td>
</tr>
</tbody>
</table>

### 2. CORRIDORS DEVELOPMENT - IMPERVIOUS COVER

<table>
<thead>
<tr>
<th>Roadway</th>
<th>Roadway length, If</th>
<th>Depth, ft</th>
<th>Area, acres</th>
<th>IC, %</th>
<th>IC, ac.</th>
</tr>
</thead>
<tbody>
<tr>
<td>William Cannon Drive</td>
<td>600</td>
<td>600</td>
<td>8.26</td>
<td>95%</td>
<td>7.85</td>
</tr>
<tr>
<td></td>
<td>600</td>
<td>600</td>
<td>8.26</td>
<td>95%</td>
<td>7.85</td>
</tr>
<tr>
<td>Slaughter Lane</td>
<td>4060</td>
<td>600</td>
<td>55.92</td>
<td>95%</td>
<td>53.13</td>
</tr>
<tr>
<td></td>
<td>1250</td>
<td>600</td>
<td>17.22</td>
<td>95%</td>
<td>16.36</td>
</tr>
<tr>
<td></td>
<td>550</td>
<td>600</td>
<td>7.58</td>
<td>95%</td>
<td>7.20</td>
</tr>
<tr>
<td></td>
<td>110</td>
<td>600</td>
<td>1.52</td>
<td>95%</td>
<td>1.44</td>
</tr>
<tr>
<td></td>
<td>1020</td>
<td>600</td>
<td>14.05</td>
<td>95%</td>
<td>13.35</td>
</tr>
<tr>
<td></td>
<td>36</td>
<td>600</td>
<td>0.50</td>
<td>95%</td>
<td>0.47</td>
</tr>
<tr>
<td></td>
<td>770</td>
<td>600 max</td>
<td>7.02</td>
<td>95%</td>
<td>6.67</td>
</tr>
<tr>
<td></td>
<td>740</td>
<td>600</td>
<td>10.19</td>
<td>95%</td>
<td>9.68</td>
</tr>
<tr>
<td></td>
<td>620</td>
<td>600</td>
<td>8.54</td>
<td>95%</td>
<td>8.11</td>
</tr>
<tr>
<td></td>
<td>622</td>
<td>600 max</td>
<td>2.37</td>
<td>95%</td>
<td>2.25</td>
</tr>
<tr>
<td>FM1625</td>
<td>2110</td>
<td>600</td>
<td>29.06</td>
<td>95%</td>
<td>27.61</td>
</tr>
<tr>
<td><strong>Corridors Subtotal</strong></td>
<td><strong>13088</strong></td>
<td></td>
<td><strong>170.49</strong></td>
<td></td>
<td><strong>161.97</strong></td>
</tr>
</tbody>
</table>

### 3. MISC. DEVELOPMENT AREAS - IMPERVIOUS COVER

<table>
<thead>
<tr>
<th>Location</th>
<th>Area, ac</th>
<th>IC, %</th>
<th>IC, ac.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open Space</td>
<td>363.52</td>
<td>5%</td>
<td>18.1758</td>
</tr>
<tr>
<td>Parkland</td>
<td>100</td>
<td>20%</td>
<td>20</td>
</tr>
<tr>
<td>Section 1A</td>
<td>54.91</td>
<td>34%</td>
<td>18.80</td>
</tr>
<tr>
<td>Section 1C</td>
<td>44.45</td>
<td>32%</td>
<td>14.22</td>
</tr>
<tr>
<td>Section 1B</td>
<td>83</td>
<td>90%</td>
<td>74.70</td>
</tr>
<tr>
<td>All Other Areas</td>
<td>1494.90</td>
<td>73%</td>
<td>1097.26</td>
</tr>
<tr>
<td><strong>Misc . Subtotal</strong></td>
<td><strong>2140.78</strong></td>
<td></td>
<td><strong>1243.15</strong></td>
</tr>
</tbody>
</table>

### 4. SUMMARY CALCULATION OF IMPERVIOUS COVER

<table>
<thead>
<tr>
<th>Development Type</th>
<th>Area, ac.</th>
<th>IC, ac.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Centers</td>
<td>314.00</td>
<td>298.30</td>
</tr>
<tr>
<td>Corridors</td>
<td>170.49</td>
<td>161.97</td>
</tr>
<tr>
<td>Misc</td>
<td>2140.78</td>
<td>1243.15</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>2625.27</td>
<td>1703.42</td>
</tr>
</tbody>
</table>

Area in PUD, ac. 2625.27
65% Average IC in PUD 1706.43

EXHIBIT P-1
IMPERVIOUS COVER TABLE
REVISED: ____________
Revised to reflect the 5 tracts being added to the PUD. Areas in white remain in the ETJ or are not in the PUD.

---

**LEGEND**

- **EXISTING ROADS TO REMAIN**
- **EXISTING ROAD TO BE REALIGNED**
- **FUTURE ROADS (SUBJECT TO CHANGE)**
- **FUTURE TRAIL CONNECTIONS**
- **"PROJECT AREA" PLANNING BOUNDARY**
- **PUD BOUNDARY**
- **POTENTIAL SCHOOL LOCATION** (SUBJECT TO CHANGE)
- **POTENTIAL FIRE STATION LOCATION** (SUBJECT TO CHANGE)
- **EXISTING CELL TOWER**
- **POTENTIAL TRANSIT FACILITY** (SUBJECT TO CHANGE; ONLY ONE LOCATION REQUIRED)
- **POSSIBLE LOCATION FOR PUBLIC ART**

---

### PROPOSED LAND USE AREAS

- **MR - MIXED RESIDENTIAL**
- **EC - EMPLOYMENT CENTER**
- **TC - TOWN CENTER**
- **OS - OPEN SPACE**

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### GUIDING PRINCIPLES

- **PUBLIC ARTWORKS AND/OR ARTFULLY-CRAFTED ARCHITECTURAL ELEMENTS (GATES, BRIDGES, WALLS, ETC.) WILL BE CONSTRUCTED BY THE MASTER DEVELOPER IN ORDER TO ENHANCE THE COMMUNITY'S PUBLIC OPEN SPACES, PARKS, AND ENTRYWAYS.**

- **THESE WILL BE LOCATED STRATEGICALLY TO OPTIMIZE PUBLIC VISIBILITY AND ACCESSIBILITY, AND WILL INCLUDE INFORMATION ABOUT THE ART AND THE ARTIST, AT A MINIMUM.**

- **THESE WORKS WILL ALSO BE LOCATED SO AS TO BECOME DISTINCTIVE, HIGH-QUALITY PUBLIC PLACES THAT WILL ENHANCE THE VALUE AND THE IDENTITY OF THE COMMUNITY.**

---

**EXHIBIT R**

**CONCEPTUAL PUBLIC ART MASTER PLAN**

**PILOT KNOB PUD**

**AUSTIN, TRAVIS COUNTY, TEXAS**
Revised to reflect the 5 tracts being added to the PUD. Areas in white remain in the ETJ or are not in the PUD.